



11 Belmont, Lansdown Road, Bath, BA1 5DZ



11 Belmont, Lansdown Road, Bath, BA1 5DZ

A rare and stunning Grade II listed central Bath Georgian townhouse with incredible views across Bath, easily walkable access to the centre, and a lovely garden overlooking this beautiful city

| Entrance hall | Dining room | Kitchen/breakfast room | Cloakroom
| First floor drawing room and withdrawing room | Study | Master bedroom with ensuite shower room | 4 further bedrooms | Family shower room | Spacious sitting room | Second study | Utility room | Cloakroom | Vaults | Attractive rear gardens enjoying widespread views |

Situation

11 Belmont is situated just off the Circus on the lower slopes of Lansdown with fine views to the rear over the Bath skyline. A short walk from the Circus, Assembly Rooms and the Royal Crescent, and with all the amenities of the city on your doorstep, it is a wonderful location for those who wish to enjoy the excellent cultural and leisure amenities which Bath has to offer including museums, art galleries and theatres, as well as restaurants, bars and cafés.

Bath also has a highly regarded range of private and state schools, catering for all age groups, including King Edwards, Kingswood and The Royal High, all within easy reach. Junction 18 of the M4 is 10 miles to the north and Bath Spa railway station provides a fast and regular train service to London Paddington, Bristol Temple Meads and the south-west.

Description

This superb Grade II listed Georgian townhouse enjoys incredible views across the whole of Bath, easily walkable access to the centre, and a lovely garden enabling breakfasts overlooking this wonderful city, something the current owners regularly do. This house is incredibly quiet inside due to having no house opposite or behind it which is very rare for a central Bath townhouse.

Entering the house via the front door, you are immediately struck by the quality of light and space. A great advantage to the property is the outlook to the front of the house which is straight down Bennett Street to the Circus, and the views to the rear of the house really are spectacular.

To the front of the house is a beautiful dining room set up in a way that is perfect for entertaining as it adjoins the fabulous kitchen/breakfast room which combines a contemporary feel with some fine period details. There is a central arched window with a lovely view over the gardens and attractive cornicing. To one side a period marble fireplace is a fine centrepiece. The units are high gloss grey, and a central island houses a dishwasher and double sink. There is an extra wide integrated fridge and a double size Lacanche range oven. A door at the rear opens to a cloakroom and back door to the garden.





Upstairs you find the classic drawing room with withdrawing room. There are beautiful fireplaces and high-quality finishes throughout this floor which is a very versatile space suitable for numerous purposes – whether reading, family time, relaxing or something else of your choice. The rooms have a wonderful sense of light and space, and the views are superb. A doorway leads down to a great little study where our clients work from home.

On the second floor you find the master bedroom which combines an ensuite shower room and a well-conceived his and hers dressing room with built-in storage. Bedroom 2 faces the front of the house and is of a generous size.

On the top floor there is a large double bedroom with very cool built-in illuminated cupboards providing hanging space. Two further bedrooms and a family shower room complete the floor.

Stairs from the main entrance hall lead down to the lower ground which is beautifully finished.

To the front, our clients have a study, but this could easily provide a further bedroom, should it be required. Along one wall are delightful Georgian cupboards, one of which has a sweet little built-in desk.

The rear vault area consists of a utility room, a cloakroom and a further vault housing the boiler and pressurised water cylinder. A door at this level leads out to an inner courtyard.

To the rear of the lower ground floor is a wonderful sitting/tv/cinema room which makes a great space for the family.

This in turn leads to the front vault which goes all the way out to the road, making it very practical for taking out bins or bringing in bikes from a cycle ride. A door gives access to a courtyard where there is a further vault, ideal for bikes and other storage.

The rear garden is very attractive and provide a good sized lawned area flanked on both sides with borders. At the far end of the garden is a terrace, ideal for evening drinks and along the north wall is a beautiful vine. A terrace runs across the back of the house, a perfect spot for summer dining. The railings at the front of the house have a mature wisteria tied in neatly which gives abundant flowers in late Spring.

Parking is on-street with two permits allocated to this property – one owner and one for visitors.

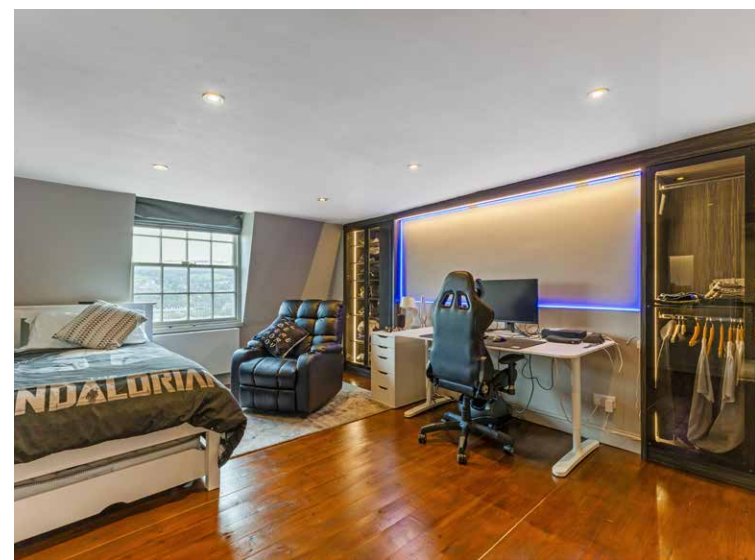
General Information

Bath & North East Somerset Council. Council Tax Band G.

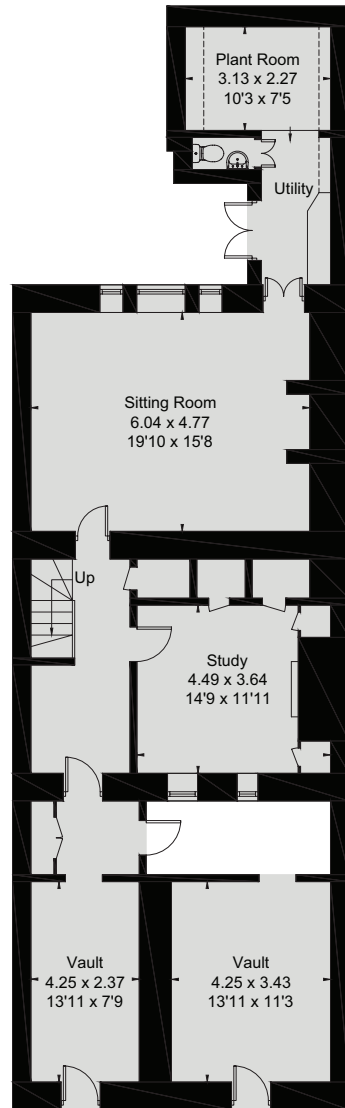
Freehold tenure.

Mains services connected.

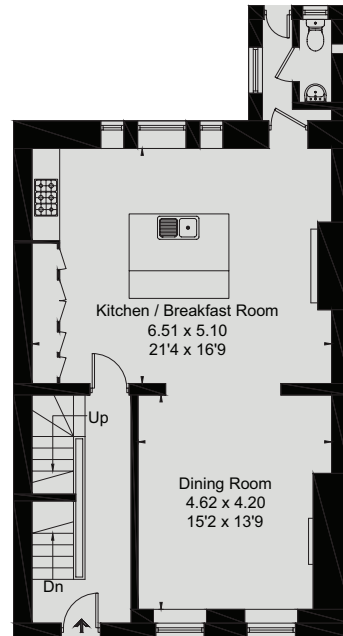




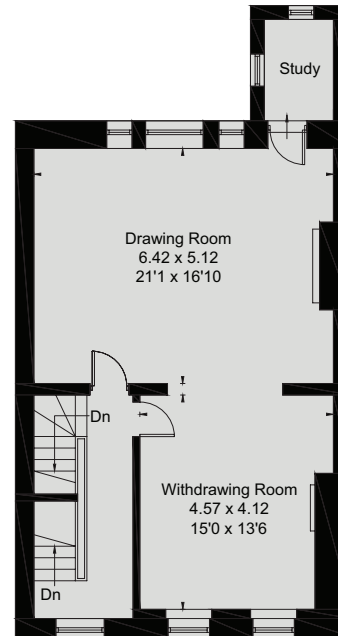
Approximate Floor Area = 377 sq m / 4058 sq ft (Including Vault)



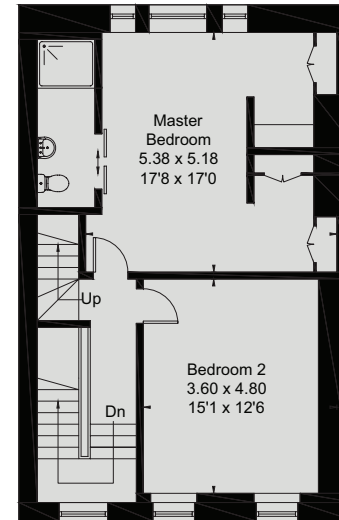
Basement



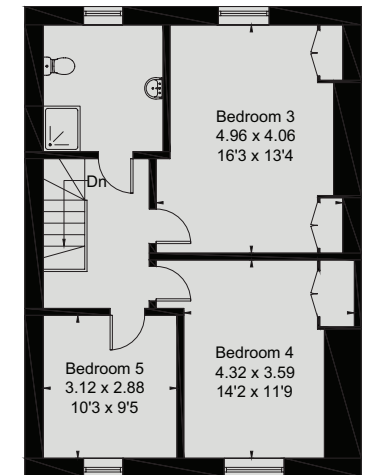
Ground Floor



First Floor



Second Floor



Third Floor

EST • 1879
**CRISP
COWLEY**

TEL: +44 (0) 1225 789333
WOOD STREET
BATH BA1 2JQ
CRISPCOWLEY.CO.UK

IMPORTANT NOTICE: Crisp Cowley, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Crisp Cowley have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared by Capture Property Marketing Ltd. Brochure by fourwalls-group.com

